

4013 MICH S LAP/N GRISW AREA 2026 ECF

| Parcel Number                                | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale   | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$   | E.C.F. | Floor Area | \$/Sq.Ft.        | ECF Area   | Dev. by Mean (%)     | Building Style | Use Code     |
|----------------------------------------------|----------------|-----------|------------|--------|-----------------|--------------|----------------|---------------|----------------|-------------|----------------|----------------|--------|------------|------------------|------------|----------------------|----------------|--------------|
| 28-007-3015-000                              | 4118 GRISWOLD  | 03/20/24  | \$180,000  | WD     | 03-ARM'S LENGTH | \$180,000    | \$124,600      | 69.22         | \$296,091      | \$170,788   | \$9,212        | \$126,735      | 0.073  | 2,411      | \$3.82           | 4013       | 107.0195             | 1 STORY        | RES 1 FAMILY |
| 28-190-0102-000                              | 2194 MICHIGAN  | 11/21/24  | \$203,000  | WD     | 03-ARM'S LENGTH | \$203,000    | \$87,900       | 43.30         | \$187,712      | \$79,209    | \$123,791      | \$109,488      | 1.131  | 1,142      | \$108.40         | 4013       | 1.2251               | 1 STORY        | RES 1 FAMILY |
| 28-450-0007-000                              | 3862 KNAPP     | 04/28/23  | \$184,900  | WD     | 03-ARM'S LENGTH | \$184,900    | \$60,600       | 32.77         | \$136,536      | \$34,848    | \$150,052      | \$102,612      | 1.462  | 1,298      | \$115.60         | 4013       | 31.9449              | 1 STORY        | RES 1 FAMILY |
| 28-666-0005-000                              | 2435 MICHIGAN  | 01/08/25  | \$130,000  | WD     | 03-ARM'S LENGTH | \$130,000    | \$37,100       | 28.54         | \$79,281       | \$24,342    | \$105,658      | \$55,438       | 1.906  | 720        | \$146.75         | 4013       | 76.2997              | 1 STORY        | RES 1 FAMILY |
| Totals:                                      |                |           | \$697,900  |        |                 | \$697,900    | \$310,200      |               | \$699,620      |             | \$388,713      | \$394,273      |        |            | \$93.64          |            | 15.6983              |                |              |
|                                              |                |           |            |        |                 |              | Sale. Ratio => | 44.45         |                |             |                | E.C.F. =>      | 0.986  |            | Std. Deviation=> | 0.78095649 |                      |                |              |
|                                              |                |           |            |        |                 |              | Std. Dev. =>   | 18.26         |                |             |                | Ave. E.C.F. => | 1.143  |            | Ave. Variance=>  | 54.1223    | Coefficient of Var=> | 47.35597248    |              |
| 4013 MICH S LAP/N GRISW AREA 2025 ECF: 0.991 |                |           |            |        |                 |              |                |               |                |             |                |                |        |            |                  |            |                      |                |              |
| 4013 MICH S LAP/N GRISW AREA 2026 ECF USED:  |                |           |            |        |                 |              |                |               |                |             |                |                | 0.986  |            |                  |            |                      |                |              |

TOWNHOMES/DUPLEXES WITHIN ST CLAIR COUNTY

| Parcel Number                           | Street Address       | Sale Date | Sale Price  | Instr. | Terms of Sale   | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$   | E.C.F. | Floor Area | \$/Sq.Ft.        | ECF Area   | Dev. by Mean (%)     | Building Style | Use Code   |
|-----------------------------------------|----------------------|-----------|-------------|--------|-----------------|--------------|----------------|---------------|----------------|-------------|----------------|----------------|--------|------------|------------------|------------|----------------------|----------------|------------|
| 28-768-0038-000                         | 4245 PECK            | 02/06/24  | \$210,000   | WD     | 03-ARM'S LENGTH | \$210,000    | \$73,800       | 35.14         | \$172,547      | \$67,251    | \$142,749      | \$134,822      | 1.059  | 1,880      | \$75.93          | 4004       | 2.9190               | DUPLEX         | RES DUPLEX |
| 15-013-3003-200                         | 4634 KEEWAHDIN RD    | 05/01/24  | \$460,000   | WD     | 03-ARM'S LENGTH | \$460,000    | \$263,400      | 57.26         | \$519,930      | \$58,971    | \$401,029      | \$487,224      | 0.823  | 2,720      | \$147.44         | RES        | #REF!                | DUPLEX         |            |
| 20-756-0002-000                         | 2627 KEEWAHDIN RD 26 | 08/25/23  | \$220,000   | WD     | 03-ARM'S LENGTH | \$220,000    | \$84,500       | 38.41         | \$183,216      | \$41,234    | \$178,766      | \$179,044      | 0.998  | 1,892      | \$94.49          | 4070       | 99.8447              | 2.00-STORY     | RES DUPLEX |
| 30-955-0006-000                         | 1795 PUG RD          | 10/28/23  | \$395,000   | WD     | 08-ESTATE       | \$395,000    | \$158,700      | 40.18         | \$339,268      | \$34,539    | \$360,461      | \$349,060      | 1.033  | 1,635      | \$220.47         | SUB        | 0.3057               | DUPLEX         |            |
| 30-955-0018-000                         | 1865 PUG RD          | 07/15/24  | \$399,000   | WD     | 03-ARM'S LENGTH | \$399,000    | \$151,800      | 38.05         | \$296,467      | \$34,539    | \$364,461      | \$300,032      | 1.215  | 1,635      | \$222.91         | SUB        | 18.5134              | DUPLEX         |            |
| 30-955-0028-000                         | 1931 PUG RD          | 10/05/23  | \$375,000   | WD     | 08-ESTATE       | \$375,000    | \$148,400      | 39.57         | \$317,637      | \$34,553    | \$340,447      | \$324,266      | 1.050  | 1,634      | \$208.35         | SUB        | 2.0295               | DUPLEX         |            |
| Totals:                                 |                      |           | \$2,059,000 |        |                 | \$2,059,000  | \$880,600      |               | \$1,829,065    |             | \$1,787,913    | \$1,774,448    |        |            | \$161.60         |            | 2.2018               |                |            |
|                                         |                      |           |             |        |                 |              | Sale. Ratio => | 42.77         |                |             |                | E.C.F. =>      | 1.008  |            | Std. Deviation=> | 0.12583155 |                      |                |            |
|                                         |                      |           |             |        |                 |              | Std. Dev. =>   | 7.95          |                |             |                | Ave. E.C.F. => | 1.030  |            | Ave. Variance=>  | #REF!      | Coefficient of Var=> | #REF!          |            |
| 4013 TOWNHOMES/DUPLEXES 2025 ECF: 0.991 |                      |           |             |        |                 |              |                |               |                |             |                |                |        |            |                  |            |                      |                |            |
| 4013 TOWNHOMES/DUPLEXES 2026 ECF USED:  |                      |           |             |        |                 |              |                |               |                |             |                |                | 1.008  |            |                  |            |                      |                |            |

MANUFACTURED/MODULAR SALE WITHIN TOWNSHIP

| Parcel Number                             | Street Address | Sale Date | Sale Price  | Instr. | Terms of Sale   | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$   | E.C.F. | Floor Area | \$/Sq.Ft.        | ECF Area   | Dev. by Mean (%)     | Building Style | Use Code     |
|-------------------------------------------|----------------|-----------|-------------|--------|-----------------|--------------|----------------|---------------|----------------|-------------|----------------|----------------|--------|------------|------------------|------------|----------------------|----------------|--------------|
| 28-006-3025-021                           | 2601 BEACH     | 08/14/23  | \$287,450   | WD     | 03-ARM'S LENGTH | \$287,450    | \$110,200      | 38.34         | \$292,905      | \$70,779    | \$216,671      | \$256,201      | 0.846  | 1,620      | \$133.75         | 4008       | 4.6851               | MODULAR        | RES 1 FAMILY |
| 28-007-3005-200                           | 4056 TARABROOK | 09/21/23  | \$180,000   | WD     | 03-ARM'S LENGTH | \$180,000    | \$82,700       | 45.94         | \$210,562      | \$25,679    | \$154,321      | \$213,245      | 0.724  | 1,420      | \$108.68         | 4013       | 7.5176               | MANUFACTURED   | RES 1 FAMILY |
| 28-245-0035-100                           | 1114 MINNESOTA | 01/30/25  | \$185,000   | WD     | 03-ARM'S LENGTH | \$185,000    | \$86,500       | 46.76         | \$209,482      | \$43,160    | \$141,840      | \$191,836      | 0.739  | 1,634      | \$86.81          | 4017       | 5.9476               | MANUFACTURED   | RES 1 FAMILY |
| 28-272-0082-000                           | 3208 MOAK      | 06/06/24  | \$163,000   | WD     | 03-ARM'S LENGTH | \$163,000    | \$61,900       | 37.98         | \$145,284      | \$21,302    | \$141,698      | \$143,001      | 0.991  | 1,144      | \$123.86         | 4014       | 19.2030              | MANUFACTURED   | RES 1 FAMILY |
| 28-505-0003-000                           | 4171 MAES      | 03/11/24  | \$157,500   | WD     | 03-ARM'S LENGTH | \$157,500    | \$68,400       | 43.43         | \$164,228      | \$71,776    | \$85,724       | \$106,634      | 0.804  | 932        | \$91.98          | 4003       | 0.5049               | MANUFACTURED   | RES 1 FAMILY |
| 28-768-0063-000                           | 4425 ATKINS    | 01/27/25  | \$225,000   | WD     | 03-ARM'S LENGTH | \$225,000    | \$120,600      | 53.60         | \$261,211      | \$86,868    | \$138,132      | \$200,314      | 0.690  | 1,620      | \$85.27          | 4004       | 10.9278              | MANUFACTURED   | RES 1 FAMILY |
| Totals:                                   |                |           | \$1,197,950 |        |                 | \$1,197,950  | \$530,300      |               | \$1,283,672    |             | \$878,386      | \$1,111,231    |        |            | \$105.06         |            | 0.8394               |                |              |
|                                           |                |           |             |        |                 |              | Sale. Ratio => | 44.27         |                |             |                | E.C.F. =>      | 0.790  |            | Std. Deviation=> | 0.10975124 |                      |                |              |
|                                           |                |           |             |        |                 |              | Std. Dev. =>   | 5.86          |                |             |                | Ave. E.C.F. => | 0.799  |            | Ave. Variance=>  | 8.1310     | Coefficient of Var=> | 10.17830621    |              |
| 4013 MANUFACTURED/MODULAR 2025 ECF: 0.867 |                |           |             |        |                 |              |                |               |                |             |                |                |        |            |                  |            |                      |                |              |
| 4013 MANUFACTURED/MODULAR 2026 ECF USED:  |                |           |             |        |                 |              |                |               |                |             |                |                | 0.790  |            |                  |            |                      |                |              |